092.A	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	875,700 / 875,700
					USE VALUE:	875,700 / 875,700
					ASSESSED:	875,700 / 875,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		STONE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZARGARIAN VAHAG G & RIMA G
Owner 2:	ZARGARIAN RIMA G
Owner 3:	
Street 1:	15 STONE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,310 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1981, having primarily Texture 111 Exterior and 2371 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7310.000	427,300	900	447,500	875,700
Total Card	0.168	427,300	900	447,500	875,700
Total Parcel	0.168	427,300	900	447,500	875,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.28 | /Parcel: 369.2

Legal Description

User Acct 129408

GIS Ref

GIS Ref

Insp Date 10/30/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 092.A-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	427,200	900	7,310.	447,500	875,600	875,600	Year End Roll	12/18/2019
2019	101	FV	336,200	900	7,310.	453,900	791,000	791,000	Year End Roll	1/3/2019
2018	101	FV	336,200	900	7,310.	338,800	675,900	675,900	Year End Roll	12/20/2017
2017	101	FV	336,200	900	7,310.	306,900	644,000	644,000	Year End Roll	1/3/2017
2016	101	FV	336,200	900	7,310.	294,100	631,200	631,200	Year End	1/4/2016
2015	101	FV	302,600	1000	7,310.	249,300	552,900	552,900	Year End Roll	12/11/2014
2014	101	FV	302,600	1000	7,310.	236,500	540,100	540,100	Year End Roll	12/16/2013
2013	101	FV	302,600	1000	7,310.	225,000	528,600	528,600		12/13/2012

!7576!

PRINT

Date	Time
12/10/20	22:11:56

LAST REV

Date	Time
06/25/19	14:01:03

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7576

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18229-402		6/1/1987		265,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/1992	400		20,000					20X20 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS&NOTICE	BS	Barbara S
12/15/2008	Meas/Inspect	294	PATRIOT
3/30/2000	Inspected	263	PATRIOT
2/16/2000	Measured	264	PATRIOT
2/10/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	129408
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7310		Sq. Ft.	Site		0	70.	0.87	5									447,512						447,500	

Total AC/HA: 0.16781 | Total SF/SM: 7310 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 447,512 | Spl Credit | Total: 447,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	19 - Texture 111		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1981	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	13.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	13.9	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19545448
Const Adj.:	1.01159525
Adj $ / SQ:	151.165
Other Features:	103532
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	496271
Depreciation:	68982
Depreciated Total:	427290

COMMENTS

PDAS, OF=JACUZZI.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

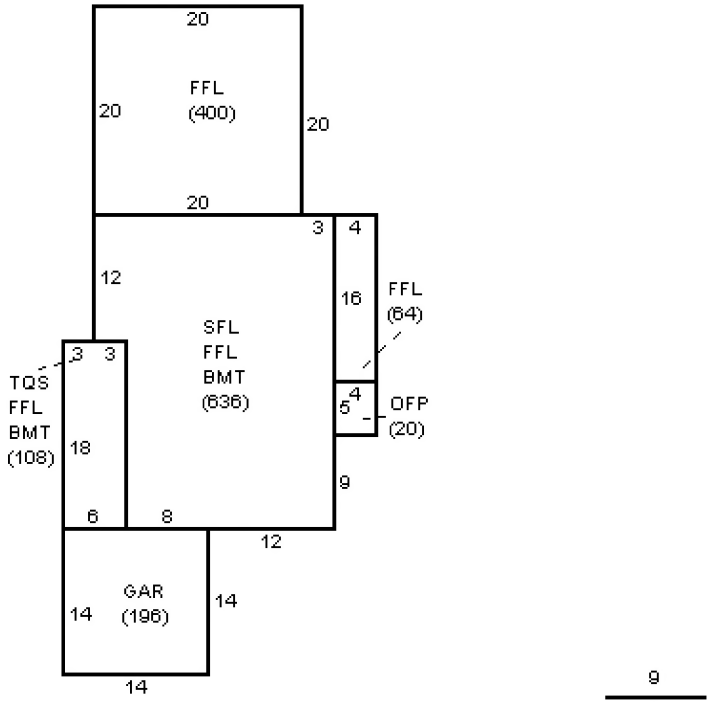
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.28
Special Features:	0	Val/Su Net:	148.11
Final Total:	427300	Val/Su SzAd	221.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,208	151.160	182,607
BMT	Basement	744	67.530	50,239
SFL	Second Floor	636	151.160	96,141
GAR	Garage	196	28.080	5,503
TQS	3/4 Story	81	151.160	12,244
OFP	Open Porch	20	44.510	890

Net Sketched Area:	2,885			Total:	347,624
Size Ad	1925	Gross Are	2912	FinArea	2371

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 092.A-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X18	A	AV	1990	3.29	T	23.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900